



May 3, 2007

ACTION AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Vice-chairman McGuire

Invocation Dean Thompson

Pledge of Allegiance Tony Atkins

Quorum Vice-chairman McGuire

Quorum present with 60% of members present. (Chairperson Hall and Commissioner Garniewicz was absent.)

Approval of Minutes for April 19, 2007 Vice-chairman McGuire

Commissioner Atkins moved to approve the minutes of April 19, 2007. Commissioner McGuire seconded. Motion carried 2 – 0 – 1 (Commissioner Thompson abstained)

Reading of the Agenda Director Browning

Approval of the Agenda Vice-chairman McGuire

Commissioner Thompson moved to approve the Agenda as presented. Commissioner Atkins seconded. Motion carried 3 - 0.

Old Business

Preliminary Plat Staff

1. **Creek Bend III Revision**, Wrightsboro Road, Zoned R-2, 86 lots, 39.90 acres, *Commission District 4*

Commissioner Thompson made the motion to allow the withdrawal of the preliminary plat for Creek Bend III Revision. Commissioner Atkins seconded. Motion carried 3 - 0.

2. **The Grove Preliminary Plat Consideration and PUD Revision**, South Old Belair Road, Zoned PUD, 154 lots, 36.09 acres, *Commission District 3.*

Commissioner Atkins made the motion to approve the preliminary plat for The Grove Preliminary Plat Consideration and its PUD Revision and to include all departmental conditions. Commissioner Thompson seconded. Motion carried 3 - 0.

New Business

Final Plat Staff

3. **Creek Bend Section II, Phase I**, Wrightsboro Road, Zoned R-2, 54 lots, 28.10 acres, *Commission District 4.*
4. **Maples Ferry III**, North Belair Road, Zoned R-3 (RCO), 44 lots, 15.51 acres, *Commission District 1.*
5. **Highgrove at Williamsburg Section VI-A**, Hardy McManus Road, Zoned R-2 (RCO), 19 lots, 10.89 acres, *Commission District 3.*
6. **The Farms at Greenbrier Section I**, North Tubman Road, Zoned R-A, 5 lots, 25 acres, *Commission District 3.*

Commissioner Thompson made the motion to approve the final plats for Creek Bend Section II, Phase I, Highgrove at Williamsburg Section VI-A, and The Farms at Greenbrier



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Phase I and to include all departmental conditions; and approve the tabling request for Maples Ferry III until the June 7, 2007 planning commission meeting. Commissioner Atkins seconded. Motion carried 3 - 0.

Preliminary Plat..... Staff

- 7. LPB Properties**, Fury's Ferry Road, Zoned P-1, 8 lots, 3.40 acres, *Commission District 1*.
8. Reeves Course, Old Belair Road, Zoned R-2 (RCO), 50 lots, 24.20 acres, *Commission District 3*.
Commissioner Atkins made the motion to table the preliminary plat for LPB Properties until the May 17, 2007 planning commission meeting and table the preliminary plat for Reeves Course until the June 7, 2007 planning commission meeting. Commissioner Thompson seconded. Motion carried 3 - 0.

Rezoning..... Staff

- 9. RZ 07-05-01**, Rezone Tax Map 040 Parcels 003 and 006A, 131.56 acres located at 405 Old Louisville Road from R-A to R-1. *Commission District 4*.
Commissioner Thompson made the motion to allow the withdrawal of RZ07-05-01. Commissioner Atkins seconded. Motion carried 3 - 0.
- 10. RZ 07-05-03**, Rezone Tax Map 077A Parcel 023, 0.57 acre located at 516 Old Evans Road from R-2 to C-1. *Commission District 1*.
Vice Chairman McGuire declared the public hearing closed. Commissioner Atkins made the motion to approve RZ07-05-03 as P-1, professional zoning district, rather than C-1, neighborhood commercial, and to include departmental conditions. Commissioner Thompson seconded. Motion carried 3 - 0.
- 11. Amberley Section II, Revision**, located on Amberley Lane off of Riverwood Parkway, zoned PUD (planned unit development), 78 units, 18.59 acres. *Commission District 3*.
Commissioner Thompson made the motion to approve the revision to Amberley Section II of the Riverwood Plantation PUD (Planned Unit Development), and to include all departmental conditions. Commissioner Atkins seconded. Motion carried 3 - 0.

Staff Comments Staff

Public Comments..... Vice-chairman McGuire

Adjourn Vice-chairman McGuire

Meeting Adjourned at 7:18 p.m.

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire, Vice-chairman
District 1 [Ron Thigpen]	Jean Garniewicz
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Chairperson
District 4 [Lee Anderson]	Tony Atkins



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Meeting Schedule: May 2007 / June 2007

Board/Commission	Date	Time	Location
Planning Commission	May 3, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	May 15, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	May 17, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	May 22, 2007	8:00 AM	Evans Government Center Auditorium
Board of Commissioners	June 5, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	June 7, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	June 19, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	June 21, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	June 26, 2007	8:00 AM	Evans Government Center Auditorium

*Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, May 15, 2007** at 6:00 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, May 11, 2007 to place their name on the agenda for presentation.*